



RESOURCE MANAGEMENT AGENCY

5961 SOUTH MOONEY BLVD.
VISALIA, CA. 93277
PHONE (559) 733-6291
FAX (559) 730-2653

Britt L. Fussel Engineering
William Hayter Comm. & Dev. Services
Jean P. Brou Transportation
George Finney Planning
Hal Cypert Support Services
Roger Hunt Administrative Services

HENRY HASH, DIRECTOR

March 19, 2008

HOUSING POLICY
DEVELOPMENT FCD

MAR 28 2008

Department of Housing and Community Development
State of California
Housing Policy Division
1800 3rd Street
Sacramento CA 95811-6942

To Whom It May Concern:

We are pleased to submit the General Plan Annual Progress Report for the Tulare County General Plan, which is enclosed for your review. This report only contains the progress in implementation of the County's Housing Element and in meeting the County's regional housing needs. The County is currently undertaking a comprehensive update to its General Plan. This comprehensive update includes the Land Use, Circulation, Safety, Noise, Conservation, and Open Space elements of the General Plan. .

The Element has been prepared and is being transmitted to your office to fulfill the requirements of California Government Code Section 65400 (b) (1).

If you should have any questions or comments regarding this Element please contact me at (559) 733-6291 or by email at rjhernandez@co.tulare.ca.us.

Sincerely,

Robert Hernandez
Countywide Planning Division

Annual Progress Report on Implementation of the Tulare County General Plan Housing Element

Prepared For:
Department of Housing and Community Development

HOUSING POLICY
DEVELOPMENT, HCD

MAR 28 2008



March 19, 2008

Prepared By:
Robert Hernandez
Countywide Division Planner
Tulare County RMA
(559)-733-6291 ext. 4211

Annual Progress Report on Implementation of the Tulare County General Plan Housing Element

This report is prepared for the reporting period of January 1, 2007 to December 31, 2007. The report is provided to the Planning Commission as an informational item. The adoption of this document is not mandated by law, however, *“a report must be provided to the legislative body on the status of the Housing Element and progress on its implementation, including the County’s progress in meeting its share of regional housing needs”* (California Govt. Code Section 65400 (b) (1)).

Progress in Meeting Regional Housing Need

Prior to a local agency’s update to its Housing Element, the local Council of Governments is required to adopt a Regional Housing Needs Assessment (RHNA). The RHNA uses the State calculated number of houses to be constructed within the County and divides this fair share number between the local jurisdictions. The fair share number is based upon the number of units constructed over the previous 20 years by each jurisdiction. The RHNA was adopted by the Tulare County Association of Governments (TCAG) on November 4, 2002. The local jurisdiction then updates the Housing Element of its General Plan using this fair share number. Tulare County’s adopted Housing Element (2003) covers the period from January 2001 to July 2008. This report analyzes Tulare County’s progress in meeting its fair share allocation for the previous three years. A new adopted Housing Element will be required by August 31, 2009.

The County is not required to develop the needed housing units identified in the RHNA; however, it needs to provide a sufficient amount of planned available residential land so these units could be constructed within the above timeframe. The 2003 Housing Element projected that the County has an excess of planned residential land acreage available to accommodate the projected Housing Needs provided by TCAG. Table 1, below, shows the County’s fair share housing unit needs as identified in the adopted Regional Housing Needs Assessment.

**Table 1. County of Tulare Regional Housing Needs Assessment
January 1, 2001 to July 21, 2008**

Total Projected Need	Very Low Income	Low Income	Moderate Income	Above Moderate Income
2250	716	302	202	1030

1. Total number of new housing permits issued by Tulare County this reporting period:

During the period of January 1, 2007 through December 31, 2007, the County issued 647 new housing permits including mobile homes. This compares with 547 permitted units during the previous year. This year’s permitted housing units exceeds the number of units permitted in the 2006 reporting year by 100 permits. These numbers demonstrate an 18.3% increase in residential housing development within the County over the past year. The County approved 67 apartment units over the last year, along with 210 mobile homes. The majority of the apartment and mobile home units fall within the Very Low Income unit category. Table 2 presents the number of housing units the County permitted by month for the current reporting year.

**Table 2. Units Permitted Per Month
January 1, 2004 to December 31, 2007**

Year	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
2004	34	65	49	55	71	61	68	62	63	40	55	38	661
2005	73	46	47	81	48	58	54	53	67	126	158	48	859
2006	40	56	61	42	46	31	40	63	36	47	44	41	547
2007	77	60	48	54	57	53	23	47	119	37	37	35	647

2. *Affordability, by income level, of new units including the number of deed restricted affordable housing units:*

The Department of Housing and Community Development determines the income limits for Very Low Income, Low Income, Moderate Income and Above Moderate Income households. Those households which earn less than 51% (\$0 to \$25,750) of the Area Median Income (AMI) (\$51,500 in 2007) are in the Very Low Income category. Likewise, 51% to 80% (\$25,750 to \$41,200) of AMI is Low Income; 81% to 119% (\$41,200 to \$61,800) of AMI is Moderate Income; and 120% (\$61,800+) of AMI and above is Above Moderate Income. These categories are more thoroughly explained in RHNA and the Housing Element.

Housing costs are not to exceed 30% of the family's monthly income. A maximum rent or home payment is calculated for each income category. Housing units permitted within the reporting period are then classified based on the price of the building permit. Table 3 shows a data comparison from the 2004, 2005, 2006, and 2007 reporting year information broken out into the categories explained above.

**Table 3. Affordability Characteristics of Units Added in the Reporting Period
January 1, 2004 through December 31, 2007 - Reporting Periods**

Reporting Year	Mobile Homes	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total Building Permits	Demolitions
2004	168	275	167	131	88	661	51
2005	142	395	226	137	101	859	55
2006	130	161	138	170	78	547	40
2007	210	169	186	215	77	647	60

Deed Restricted Units for time period: 0

3. *Compare units added to regional housing need allocation by income category:*

Table 4 summarizes the County's remaining fair share needs through July 2008, calculated by subtracting the three non-annual reporting years and the last four Annual Reports of permitted housing unit totals (from Table 3) from the "Planned Need RHNP" column. The "Estimate of Acres Remaining" column takes the "Remaining Fair Share Need" number and estimates how many acres of planned residential land the County should have. The "Acres Planned Land Use" column presents the total acres of land use designations the County currently has planned, according to the 2003 Housing

Element, and the “Residential Land Use” column presents which land use designation was used to determine this acreage.

It is estimated that private development will exceed the RHNA planned need, except for in the Above Moderate Category. However, there is an excess of planned residential land use designations available to accommodate the Above Moderate Income units as shown in Table 4. At this time the County does not need to plan for more residential land use designations within the communities to accommodate the remaining fair share need of housing units.

High Density Land Use designations are primarily used in the analysis to determine if the County has enough land planned for the Low and Very Low Income categories. The County would need to provide a nexus that other land use designations could be used to demonstrate there are enough adequate sites for these categories. The County has approximately 268 acres of planned High Density Residential within its communities. However, due to inadequate services, such as water, sewer or other constraints, as described in the Tulare County Housing Element, only 38.3 acres are available for development within the County communities.

In the future, development may construct or pay for improvements to these services, thereby increasing the amount of available High Density acreage. Furthermore, as the County is preparing updates to the Goshen and Tipton Community Plans, this will provide an increase in the County’s high density acreage. However, if this acreage amount is not enough, the County may have to designate an appropriate amount of High Density Residential uses to meet the goals of the next Housing Element.

The County has permitted over 340 mobile homes over the last two years. Mobile homes are purchased at a very low cost, and are often placed on agricultural parcels. Many of these are used for farm labor or migrant housing. During the next Housing Element analysis the County will have to demonstrate that mobile homes are not usually placed within High Density land uses, but rather in agricultural or foothill regions. The County will also show that the permitting of mobile homes could qualify for the Very Low Income category.

The Tulare County Housing Element Implementation table has been reviewed by corresponding responsible divisions within Tulare County Resource Management Agency. The review answered which policies have been completed, which policies are in the process of being completed and updated and corrected any information that may have changed from last year’s revisions.

**Table 4. Remaining Regional Share of Housing
January 1, 2001 to July 31, 2008**

Income Group	Planned Need (RHNP)	Estimated Planned Land Use Need (RHNP)	2001-2003 Annual Report Not Required	2004 Annual Report Units	2005 Annual Report Units	2006 Annual Report Units	2007 Annual Report Units	Remaining Fair Share Need	Estimate of Acres Needed to Fulfill RHNP	Acres Planned Land Use	Residential Land Use
Very Low Income	716	34 acres	513	275	395	161	169	(-797)	0 (21 units per acre)	38.3 acres	High Density
Low Income	302	35 acres	374	167	226	138	186	(-789)	0 (9 units per acre)	330 acres	Medium Density
Moderate Income	202	51 acres	363	131	137	170	215	(-818)	0 (4 units per acre)	674 acres	Low Density
Above Moderate Income	1030	1030 acres	134	88	101	78	77	552	552 (1 unit per acre)	5846 acres	Very Low Density

Appendix A:
Tulare County General Plan Implementation Table

**Appendix A
 Housing Element Responsible Divisions**

Community Development and Redevelopment / TCRA

Responsible Division	Policy	Time Frame	Description	Project Status
CD&R TCRA	1.11	Current County Practice	The Community Development and Redevelopment Division (CD&R) coordinates with the Housing Authority and non-profit housing organizations to pursue development of individual owner-occupied or rental housing for senior citizens, large families, single heads of households, persons with physical or mental disabilities, minorities, farm laborers, and the homeless, as well as providing for other housing needs and types.	The County partnered with Self-Help Enterprises (SHE) to develop Orosi Village. Eighteen of the fifty-nine homes were assisted with Home Investment Partnerships (HOME) Program, first-time homebuyer project funds. The County also is partnering with Central Valley Christian Housing Development Inc. (CVC) to purchase infill lots, and partnering with Community Services and Employment Training (CSET) to build affordable houses through the County's Construction Trades Training Program. CVC and SHE provide affordable programs for new construction of single family homes. SHE also provides development of new rental properties. Additionally, the County works with community non-profit organizations in the Kings-Tulare Continuum of Care to explore and meet the needs of the homeless population and others needing emergency or transitional housing. Tulare County Redevelopment Agency (TCRA), in coordination with other non-profit organizations, is in the process of developing senior housing facilities.

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Responsible Division	Policy	Time Frame	Description	Project Status
CD&R	1.21	Current Practice	Continue to have CD&R serve as a housing advocate and liaison with State and Federal housing agencies at workshops, stakeholder forums, grant monitoring, and application evaluations.	CD&R staff has been appointed to serve on the Advisory Committee of the State Community Development Block Grant (CDBG) and HOME Investment Partnerships Programs (HOME). California voters approved Prop 1C, which will provide additional bond funding of various HCD housing programs. HCD is also in the process of developing a "Permanent Source" to meet housing needs. CD&R staff is also serving on the development team for this process.
RMA CD&R TCRA	1.22	Current Practice	Provide information to local builders and developers regarding available housing programs, consistent with state affirmative action requirements, through County website, advertisements (for housing program administrator requests for proposal and for construction bids), through informational brochures in Spanish and English at County Permits counter, through presentations at community and redevelopment area meetings.	Continue to have CD&R provide affirmative, fair housing information to the public through the County website, advertisements, procurement RFP processes, brochures (in English and Spanish), and through community presentations. Brochures are updated as necessary to provide information regarding the County's housing programs. All County housing programs are implemented in ways consistent with the County's commitment to Fair Housing and equal opportunity, and in accordance with State and Federal fair lending regulations to assure nondiscriminatory treatment, outreach and access to the programs.
Board of Supervisors RMA CD&R TCRA Private Developers	1.71	Current Practice	Continue to issue home mortgage revenue bonds when feasible, and investigate the feasibility of issuing bonds for multiple family rental housing.	TCRA is establishing a "Bond Team" and researching the issuance of housing bonds for the eight Redevelopment Projects Areas within the County, which include: Cutler-Orosi, Earlimart, Goshen, Ivanhoe, Pixley,

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Responsible Division	Policy	Time Frame	Description	Project Status
RMA CD&R TCRA	2.12	Current Practice	Continue to address substandard housing through the designation of target areas for concentration of code enforcement, Substandard Housing Abatement Program, housing rehabilitation and community facility improvement efforts.	Poplar-Cotton Center, Richgrove and Traver. California Community Redevelopment Law allows for bonded indebtedness for all Redevelopment Agencies. TCRA continues to target grant funding for the housing rehabilitation programs in the eight Redevelopment Project Areas, as well as, other unincorporated communities. TCRA coordinates with Code Enforcement to perform sweeps of those areas as necessary to meet health and safety codes.
Board of Supervisors CD&R TCRA	2.13	Current Practice	Reduce, subsidize or waive building permit fees for the rehabilitation of deteriorated housing units, which are assisted with grant funds such as CDBG, HOME, CalHome, and Redevelopment's Housing Rehab programs.	CD&R and TCRA continue to request building permit fee waivers in all agenda items and resolutions associated with grant applications. These fee waivers are also counted as local leverage with funding agencies, which gleans additional points when applications are rated; as well as, making applications more competitive.
TCRA CD&R	2.21	Current Practice	Determine whether additional grants can be sought other than the County's CDBG and HOME grant programs.	CD&R continue to research additional Federal, State and private foundation funding sources for opportunities to provide additional grant funded programs to meet the County's needs. The County was awarded 2006 CalHome and 2007 Workforce Housing Rewards (WFH) grants and will apply for future funds. County CD&R staff continue to research alternative funding sources and continue to make the grants database available for general County use (any and all agencies and divisions). County continues to

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CD&R	2.22	Current Practice	Leverage federal and State grants with Tulare County Redevelopment Agency set-aside funding to obtain additional grant funding.	The County committed TCRA low-moderate income housing set-aside funds as leverage for 2006 CalHome, and 2007 HOME applications, as well as for 2007 CDBG public works applications in support of housing. TCRA funds will be pledged as local leverage for future grant applications that support housing activities.
CD&R	2.31	Current Practice	Continue a close liaison between Tulare County and non-profit housing organizations able to contract with County to implement housing programs and assist in achieving the goals of the County.	The County entered into agreements with Central Valley Christian Housing Development Inc. to implement the County's Owner-Occupied Housing Rehabilitation and Emergency Housing programs.
CD&R	2.41	Current Practice	Offer low-income households mortgage subsidy and closing cost assistance through the County's first time homebuyer programs.	In February 2006, County raised its maximum HOME subsidy to \$90,000 for First Time Homebuyers. CR&R is working with local non-profits to identify additional first time homebuyer opportunities and programs.
CD&R TCRA	3.11	Current Practice	Support property maintenance programs in order to enhance private efforts at housing conservation.	In calendar year 2007, the CD&R and TCRA lent \$2,478,842 to fifty-one (51) households in need of housing rehabilitation and housing related assistance.
CD&R	3.12	Current Practice	Support applications from cities and non-profit organizations for Federal and State grant funds and other appropriate funding sources to conserve existing sound housing units and upgrade public facilities to assure adequate affordable housing stock.	TCRA supported Orosi and Pixley PUDs in their applications for USDA wastewater funds, as well as the Cutler and Earlmar school districts in their Safe Routes to School grant applications. TCRA also partnered with Traver and CalPoly San Luis Obispo to implement concept and urban design plans.
CD&R	3.13	Current Practice	Actively seek grants through CBDG,	The County was awarded 2006 and 2007

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CD&R TCRA			HOME and CalHome, and other grants when they become available to help maintain and upgrade the existing housing stock. Promotional materials are available for these programs in English and Spanish.	HOME, and 2006 CalHome funds for housing rehabilitation; which provides for demolition and complete reconstruction of new housing units. The County will apply for 2008 CalHome funding. 2006 CDBG funds were awarded for public works activities to assist water systems in Tooleville, Plainview and Richgrove to support affordable housing. All public works and housing activity promotional materials are printed in English and Spanish.
CD&R TCRA	3.21	New training materials to be developed in 2008.	Continue existing education and training programs, which include home maintenance and budgeting, for first-time homebuyers, for tenants of federally assisted housing and for low income homeowners who are assisted with County housing funds.	CD&R is partnering with CSET to provide Foreclosure Prevention Workshops and homeowner education trainings. CD&R, again partnering with CSET, is providing Voluntary Income Tax Assistance (VITA) to help low income individuals prepare tax returns and receive earned income credits, which have historically been unclaimed.
RMA Building Division Code Enforcement CD&R TCRA	3.31	Current Practice and CD&R beginning 2008	Ensure that currently sound housing is maintained through efforts of the Building Division and enforcement of the Uniform Building and Housing Code.	CD&R in conjunction with the Chief Building Inspector will step up enforcement of property maintenance requirements and construction site inspections beginning in 2008.
CD&R	4.23	Current Practice	Continue the practice of setting CDBG, HOME & CalHome funding limits high enough to cover costs of demolition plus reconstruction of dilapidated homes of low income and very low-income households and any necessary related temporary relocation.	The County will continue this practice.

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TCRA Code Enforcement Building Division	4.31	Fiscal Year 2008-09	Determine the feasibility of a Receivership Program where vacant standard housing is placed in receivership versus being demolished and determine if it would be a viable program.	CD&R will review any research completed on the Receivership Program and continue to assess the feasibility. CD&R continues to purchase tax default properties in order to provide additional affordable housing opportunities. CD&R will also consider the feasibility of "land banking".
RMA Planning TCRA	5.11	Current Practice	Review the zoning of "infill" vacant lands in unincorporated communities to insure that present zoning is not impeding their development. CD&R has completed an infill study in the Community of Goshen through the use of a CBDG planning and technical assistance grant. The study will be used as a model for other unincorporated communities.	County staff has used data from the CDBG grant-funded Goshen Infill Study to research properties to purchase for the infill construction program. A new infill housing ordinance has been proposed, however, the ordinance is still in review.
CD&R	5.21	Start in 2008	Approve subdivisions and divisions of land for housing development when such proposals are consistent with adopted plans.	CD&R will become more involved in the project review process when plans are submitted for projects within Redevelopment Project Areas.
CD&R	5.22	Start in 2008	Allow multi-family residential projects or mixed-use developments in commercial zone districts in the Urban Development Boundaries of unincorporated communities where it can be shown that other General Plan Goals, such as the provision of affordable housing, are achieved.	CD&R will become more involved in the project review process when plans are submitted for projects within Redevelopment Project Areas. TCRA is looking into several mixed-use developments within Redevelopment Project Areas.
CD&R	5.41	Start in 2008	Systematically review existing community plans and zoning to assure that community plans provide adequate residentially designated sites.	CD&R will become more involved in the five year Community Plan update process for the Redevelopment Project Areas to insure consistency with the Redevelopment Plans

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Responsible Division	Policy	Time Frame	Description	Project Status
CD&R	5.43	Start in 2008	Review and revise, where appropriate, the urban boundaries of unincorporated communities to accommodate housing sites.	CD&R will become more involved in the five year Urban Boundaries Element update process in conjunction with the Redevelopment Project Areas to insure consistency with the Redevelopment Plans and to accommodate housing sites.
CD&R	6.11	Start in 2008	Address unique group quarters housing needs of special needs groups and develop a liaison with public/private sector representatives.	CD&R to establish a better collaborative effort with HHSA and Continuum of Care to identify special needs within Redevelopment Project Areas.
CD&R	6.21	Start in 2008	Cooperate to expand new housing opportunities through ongoing discussions with housing providers.	CD&R to establish a better collaborative effort with others to identify senior citizen's special needs within Redevelopment Project Areas.
CD&R	7.11	Start in 2008	Incorporate information regarding trip generation and distribution into staff reports or environmental assessments for new or expanded industrial development.	CD&R will become more involved in the project review process when determining adequate employment base and other economic development factors within and surrounding Redevelopment Project Areas. TCRA is looking into more aggressive economic development and marketing of the Redevelopment Project Areas.
TCRA EDC	7.21	Annually	Encourage the Tulare County Economic Development Corporation (EDC) to give consideration to housing opportunities in Tulare County to promote the concept of a "jobs/housing balance" when promoting business and industry opportunities in Tulare County, such as the current joint effort by EDC and TCRA at the annual	TCRA and EDC continue to will share a booth with other organizations at the annual World Ag Expo in Tulare to encourage businesses to locate, expand and stay in the county. As businesses contact TCRA or EDC, they are informed of the affordability of area housing.

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			Agricultural show to encourage businesses to locate here in Tulare County and the microenterprise business assistance program, which assists small businesses within the County.	
CD&R	8.11	FY 08/09	Conduct a housing conditions survey of the unincorporated area as necessary or at least every five (5) years.	CD&R will apply for a CDBG Technical Assistance Grant in order to perform a new housing conditions survey in 2008 to be used in the new Housing Element update.
Building Division CD&R	9.11	Current Practice	Enforce and streamline implementation of the State Residential Energy Standards.	Energy Efficiency Standards for Residential and Non-Residential properties (Title 24) were updated in 2005 and are required for building permits in the County. CD&R has added Energy Performance Standards to all housing program procurement documents and guidelines, including Energy Star standards. Additional research is being conducted to determine the financial impact of adding "Green Building Standards" to the housing programs. This would include Leadership in Energy and Environmental Design (LEED) Green Building Rating System, as well as, other standards. LEED is a rating system that promotes the design and construction of high-performance green homes. A green home uses less energy, water and natural resources; and creates less waste.
CD&R Housing Authority	10.11	Current Practice	Identify target areas for public housing assistance, based on a countywide needs assessment, housing condition surveys, and other relevant information.	CD&R maintains a waiting list that is utilized to identify target areas for grant applications, as well as, utilizing the RHNA, most recent housing condition survey, and other information.

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TCRA	10.21	Current Practice	In compliance with Government Code Section 54220, when land is purchased by the County in conjunction with installation of new public facilities, make any excess land available for sale by housing agencies to accommodate affordable housing including mixed-use and infill housing developments.	TCRA has purchased tax sale properties and will utilize those properties for affordable housing projects. All housing developed within a Redevelopment Project Area is required to provide inclusionary housing, which means a percent of the units must be provided as affordable units to low and very low income residents.
TCRA	10.22	Current Practice	Continue the use of long-term housing affordability covenants to preserve housing affordability for projects.	TCRA staff has submitted for review the Deed of Trust, Promissory Note and other loan documents to determine to correct language necessary to maintain mandated affordability covenants associated with the housing rehabilitation, first-time homebuyer, and infill new construction programs within the Redevelopment Project Areas.
RMA TCRA CD&R	10.44	Current Practice	Encourage County staff to attend training offered by HCD, the California Redevelopment Association, and others to increase their understanding of housing issues.	CD&R attends trainings offered by HCD for CDBG, HOME, CalHome, WFH, the California Redevelopment Association, and other trainings annually.
CD&R	10.71	Current Practice	Require the execution of a rent limitation agreement to restrict rent increases to an agreed percentage for low-income tenants of all rental units rehabilitated by publicly funded housing rehabilitation programs for a minimum of five (5) years, or as long as funding agencies require.	A few County-rehabilitated rental properties still have loans outstanding, but most Rent Limitation Agreements have expired. The multi-family Nueva Sierra Vista (NSV) Project funded by the County-HOME Program was built in 1992-93 in a collaborative effort with Self-Help Enterprises. Ten units in NSV are monitored annually for their continued affordability for low-income tenants. Similar publicly funded

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CD&R	11.11	Current Practice	Make available information at the County Government Center within the CD&R using Spanish and English brochures from State and Federal agencies on fair housing laws, and refer inquiries regarding housing discrimination to the Fresno district office of the Department of Fair Employment and Housing and Tulare-Kings Counties Legal Services.	future rental projects will include restrictions, as required by funding agencies and County. Information continues to be available. All County housing programs are implemented in ways consistent with the County's commitment to Fair Housing and equal opportunity, and in accordance with State and Federal fair lending regulations to assure nondiscriminatory treatment, outreach and access to the programs.
CD&R Housing Authority Non-Profit Organizations	11.12	Current Practice	Prominently display fair housing posters in offices of County government, housing program managers, rental projects, and at project sites.	Fair Housing posters are prominently displayed. The County adopts a resolution annually declaring the month of April as Fair Housing Month.
CD&R Housing Authority Non-Profit Organizations	11.13	Current Practice	Display fair housing logos on all marketing materials, specifically Section 504 of the Rehabilitation Act of 1973, and ensure efficient communication with disabled housing applicants.	Fair Housing logos are displayed. Continue to have CD&R provide affirmative, fair housing information to the public through the County website, advertisements, procurement RFP processes, brochures (in English and Spanish), and through community presentations. Brochures are updated as necessary to provide information regarding the County's housing programs. All County housing programs are implemented in ways consistent with the County's commitment to Fair Housing and equal opportunity, and in accordance with State and Federal fair lending regulations to assure nondiscriminatory treatment, outreach and access to the programs. The County adopts a

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Responsible Division	Policy	Time Frame	Description	Project Status
CD&R Housing Authority Non-Profit Organizations HHSA	11.14	Current Practice	Include equal employment opportunity language in employment advertisements, construction bid solicitations and requests for proposal.	resolution annually declaring the month of April as Fair Housing Month. Equal Employment Opportunity language is included. Continue to have CD&R provide affirmative, fair housing information to the public through the County website, advertisements, procurement RFP processes, brochures (in English and Spanish), and through community presentations.
CD&R HHSA	12.11	Annually	Meet with Federal and State officials and local service providers on a regular basis to review grant program status and to advocate higher placement on priority funding lists for Tulare County Communities.	CD&R attends annual funding fairs presented by the California Financing Coordinating Committee (CFCC). Additionally, CD&R, as well as some non-profit partners, meet with funding agencies and advocate the severity of issues in the County and request high priority to be given to the County projects.
Board of Supervisors CD&R	12.22	Current Practice	Utilize benefit assessment districts and/or the County Service Area as a vehicle to maintain new public facilities in unincorporated communities.	A landscaping and lighting district was established in Richgrove by way of a successful Proposition 218 election in 2004 that passed with 86% voters approving, in order to cover the costs of operations, maintenance and emergency response. In 2006 Ivanhoe voters passed Measure Z to establish a community street lighting project in the public utility district to supplement existing County sponsored street lighting in that redevelopment project area. CD&R continues to look for opportunities to utilize the CSA to meet O&M needs.
CD&R TCRA	12.31	Current Practice	Identify target areas for public infrastructure assistance, through community needs	CD&R continues to identify infrastructure needs based on information gathered through

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CD&R TCRA	12.42	Current Practice	<p>Encourage utilization of benefit assessment districts, the County Service Areas, or other similar entities for maintenance of new community facilities, and utilization of homeowners associations for appropriate maintenance responsibilities such as security, landscaping, recreation and common area maintenance.</p> <p>Continue existing efforts whenever feasible to (1) provide data and other information to identify the needs for public infrastructure; (2) submit grant applications on behalf of the districts; and (3) administer grants provided by Federal and State governments.</p>	<p>assessments, housing condition surveys, redevelopment implementation plans and amendments, community plans and other relevant information.</p> <p>assessment and observation, than prioritizes target areas based on available funding, severity of need, and competitiveness. CD&R's potential project list is available upon request.</p> <p>CD&R continues to look for opportunities to utilize the CSA to meet O&M needs. Where necessary, CD&R will assist in the establishment of a PUD, CSD, JPA or other options to assist projects fulfill the maintenance responsibilities.</p>
CD&R	12.51	Current Practice	<p>CD&R completed a study of a regional wastewater treatment plant for Tipton, Pixley, and Earlimart, as well as, completing a Revitalization Plan for Sequoia Field airport. CD&R was awarded 2005 Workforce Housing funds that include the purchase of solar street lights in Goshen, Poplar and Cotton Center; and a Ditchwitch trencher for the Construction Trades Training School. The Richgrove storm water drainage project is under construction with funding from the USDA Community Facilities and Rural Development Programs, Congestion Mitigation and Air Quality (CMAQ) funding from the Federal Highways Administration, and CDBG grant funds. County was awarded 2006 CDBG funds on behalf of the Tooleville Not-For Profit Mutual Water District to prepare final plans and specifications for</p>	<p>CD&R completed a study of a regional wastewater treatment plant for Tipton, Pixley, and Earlimart, as well as, completing a Revitalization Plan for Sequoia Field airport. CD&R was awarded 2005 Workforce Housing funds that include the purchase of solar street lights in Goshen, Poplar and Cotton Center; and a Ditchwitch trencher for the Construction Trades Training School. The Richgrove storm water drainage project is under construction with funding from the USDA Community Facilities and Rural Development Programs, Congestion Mitigation and Air Quality (CMAQ) funding from the Federal Highways Administration, and CDBG grant funds. County was awarded 2006 CDBG funds on behalf of the Tooleville Not-For Profit Mutual Water District to prepare final plans and specifications for</p>

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Responsible Division	Policy	Time Frame	Description	Project Status
RMA TCRA	12.61	Current Practice	In redevelopment areas, use Redevelopment Agency funds to leverage other funds and resources as a means to subsidize public improvements.	system improvements. The County was awarded CDBG funds to rehab a well for the Richgrove Community Services District, install laterals for the Plainview Community Services District and partially fund the Tooleville Water System Improvement Project. The County will apply for 2008 CDBG funds for \$1,000,000 to perform additional infrastructure projects. Ivanhoe is receiving curb, gutter and sidewalk improvements through Transportation Enhancement (TE) funding. CD&R will continue to apply for grant funding for as many projects as possible.
RMA TCRA	12.71	Current Practice	Coordinate community development and capital improvement programs through designation of target areas.	TCRA funds subsidize 2005 CDBG General Allocation funds for public improvements to the Richgrove storm drainage project now under construction. In the 2006 CDBG P/TA application, TCRA funded a Traver park study. TCRA will continue to provide leverage for future applications for capital projects in redevelopment project areas. In Richgrove, future tax increment funds were pledged for debt repayment of a USDA loan for storm drainage system improvements. TCRA current redevelopment project areas include Cutler-Orosi, Earlimart, Goshen, Ivanhoe, Pixley, Poplar-Cotton Center, Richgrove and Traver. TCRA is in final stages of establishing Tipton as a new redevelopment project area and is in the

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Responsible Division	Policy	Time Frame	Description	Project Status
Parks Division CD&R	13.41	Current Practice	Actively seek Federal, State, and private foundation grant funds for park and recreation facilities in unincorporated areas, including dual-use storm drainage ponding basins/ recreation parks.	process of establishing new redevelopment project areas in the communities of Strathmore and Terra Bella-Ducor. These designations allow the County to coordinate and target efforts on improving these communities. Construction will be completed in 2008 on WFH-funded sports field in London, solar-powered streetlights around the Goshen dual-use ponding basin/recreation park, and solar-powered streetlights in Poplar-Cotton Center. CD&R will apply for USDA funds for other dual use parks as part of storm drainage projects in Earlimart, Pixley and other areas. Project lists are being developed for future grant applications. CD&R regularly works with other divisions and agencies of the County in order to assist with their grant needs.
Housing Authority Non-Profit Organizations CD&R	14.11	Current Practice	Apply for farmworker housing grants for sites in the Tulare County unincorporated area.	County CD&R continues to evaluate the feasibility of applying for Joe Serna Jr. Farmworker Housing Grant (JSJFWHG) funds, which require equal matching funds from other grants.
CD&R Housing Authority Non-Profit Organizations	14.33	Current Practice	Investigate grant and loan programs not currently utilized, as well as private investors, to increase efforts for development of farm labor housing.	The County continues to research and evaluate the feasibility of funding sources for farm labor housing.
CD&R Housing Authority Non-Profit	15.11	Current Practice	Participate in the Continuum of Care Housing Program.	CD&R is a member of the Tulare/Kings Continuum of Care will continue to participate in their projects, as time allows.

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Responsible Division	Policy	Time Frame	Description	Project Status
Organizations				
CD&R Housing Authority Non-Profit Organizations	15.12	Current Practice	Identify locations within the County where transitional shelters and other homeless facilities are needed.	TCRA purchased tax sale properties and is currently working with organizations to determine the feasibility of constructing emergency, transitional or limited permanent housing on various sites.
CD&R	16.11	Current Practice	Research the special housing needs of populations in the County such as teenage parents and their children, persons with chronic diseases, people with physical or mental disabilities, etc.	Continue to work with Continuum of Care to assess the needs within the unincorporated communities and Redevelopment Project Areas. Review tax default properties and other available land to determine opportunities for collaborative efforts with other organizations to assist the special housing needs populations.

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Countywide Planning Division

Responsible Division	Policy	Time Frame	Description	Project Status
Countywide Planning	1.12	2004	The Density Bonus Ordinance will be completed by the end of 2004	The Administrative Draft of the Density Bonus Ordinance is complete and is to be presented to the Planning Commission.
TCAG Countywide Planning	1.41	Current County Practice	Develop a uniform tracking system of all categories of new housing units (low income, very low income, and special needs) in cooperation with other interested agencies such as the Building Industry Association, the Tulare County Industry Association, the Tulare County Association of Governments (TCAG), and cities.	The County uses an automated permits processing that keeps track of each permit logged into a computer program and includes the cost of the house and square footage. This indicates if the dwellings are intended for low income or higher income households.
Countywide Planning	1.42	2003	Incorporate the findings of the 2002 Regional Housing Needs Determination Plan prepared by the Tulare County Association of Governments in the Housing Element Update.	Policy completed and implemented within the 2003 Housing Element.
Countywide Planning	5.41	When Needed	Systematically review existing community plans and zoning to assure that community plans provide adequate residentially designated sites.	The County systematically reviews all community plans. Plans are also reviewed during General Plan and Zoning Amendments brought forth by applicants.
TCAG Countywide Planning	5.43	Every Five Years	Review and revise, where appropriate, the urban boundaries of unincorporated communities to accommodate housing sites.	The County currently reviews urban boundaries around unincorporated communities every five years. The next comprehensive review will be part of the General Plan set for 2006.
Countywide Planning	5.43	2006	Review of the Urban Boundaries Element to be completed with the GP 2025 Update	Not completed at this time.
Board of Supervisors Countywide	10.32	2004	Implement the Density Bonus Ordinance consistent with State Density Bonus Law.	The Administrative Draft of the Density Bonus Ordinance is complete and is to

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Responsible Division	Policy	Time Frame	Description	Project Status
Planning				be presented to the Planning Commission by the end of the year.
Project Review Countywide Planning	10.61	Current Practice First round of changes FY03/04	Establish written standards for administrative use permits in order to reduce the number of discretionary permits.	A second unit ordinance was adopted according to State Law in February of 2003.

RMA in General

Responsible Division	Policy	Time Frame	Description	Project Status
RMA	1.12	After mid 2005	Develop criteria for sites appropriate for large family rental housing and identify such sites; develop incentives for this type of development such as density bonuses, other tradeoffs (such as revised development standards), and development agreements. Amend the Zoning Ordinance to incorporate these criteria.	The Density Bonus is under review at this time. Other Projects under this policy will be implemented at another time. Current work on Community Plans is to look at increasing the acreage of medium to high density residential, in communities that can support this type of development. Community plans in the process for Tipton and Goshen.
RMA	1.22	Current County Practice	Provide information to local builders and developers regarding available housing programs, consistent with state affirmative action requirements, through County website, advertisements (for housing program administrator requests for proposal and for construction bids), through informational brochures in Spanish and English at County Permits counter, through presentations at community and redevelopment area meetings.	County staff meets with local builders and developers and informs them about various housing programs administered locally and by the State and Federal government.
RMA	1.51	Current	Continue current zoning practices, which provide	These uses are allowed in the County's

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Responsible Division	Policy	Time Frame	Description	Project Status
RMA	1.62	Annually, budget process	Continue the present practice of seeking public input whenever proposals are made to establish new fees or increase existing fees.	Public Hearings on applicant fee changes are usually held in the Spring.
Board of Supervisors RMA TCRA Private Developers	1.71	Annual Assessment	Continue to issue home mortgage revenue bonds when feasible, and investigate the feasibility of issuing bonds for multiple family rental housing.	The County continues to evaluate the feasibility for this program each year. TCRA is reviewing the possibility of issuing bonds for affordable housing for each redevelopment project area. California Redevelopment Law allows for "bonded indebtedness" for redevelopment project areas.
RMA	2.11	Current County Practice	Enforce State law, which eliminates State tax deductions for depreciation for landlords with substandard rentals.	N/A
RMA	2.12	Current County Practice	Address substandard housing through designation of target areas for concentration of code enforcement, Substandard Housing Abatement Program, housing rehabilitation and community facility improvement efforts	The County has designated the communities of Cutler-Orosi, Earlimart, Goshen, Ivanhoe, Poplar-Cotton Center, Pixley, Traver, Matheny Tract, and East Orosi as target areas for recent CDBG and CalHome grants.
Board of Supervisors RMA	2.13	Current County Practice	Reduce, subsidize or waive building permit fees for the rehabilitation of deteriorated housing units, which are assisted with, grant funds from the Community Development Block Grants, HOME Investment Partnerships Program, CalHome Program and the Redevelopment Agencies Housing Programs.	The County continues to waive building permit fees for affordable housing projects. The County waived \$8,000 in permit fees for 2006 HOME, \$12,000 for 2007 HOME and \$7,000 for the 2007 CalHome program. The County proposes to waive additional fees in the 2008 CDBG, HOME and CalHome applications.
RMA	3.31	Current	Ensure that currently sound housing is maintained	Continuous

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Responsible Division	Policy	Time Frame	Description	Project Status
		County Practice	through efforts of the Building Division and enforcement of the Uniform Building and Housing Code.	
RMA	3.32	Current County Practice	Continue to administer the Substandard Abatement Program to abate substandard conditions in residential rental units.	Continuous
RMA Housing Authority	4.11	Current County Practice	Continue Housing Authority practice giving displaced individuals priority in its public housing activities.	N/A
RMA Non-Profit Groups Housing Authority	4.12	Current Practice	Target demolition efforts to areas with new affordable housing when it is scheduled to be constructed.	County continues a grant-funded countywide housing rehabilitation program that demolishes the dilapidated residences of eligible owner-occupants and reconstructs single family dwellings on their properties. Self-Help Enterprises completed affordable multi-family projects in Earlimart and Oroquieta and single family self-help housing around Lindsay and Tulare.
RMA	4.21	Annually	Continue the collection of reasonable demolition permit fees for demolition of dilapidated housing units.	The County's current demolition fee is \$10.00.
RMA	4.22	2006	Determine the feasibility of using high density zoning as an incentive for the removal and replacement of dilapidated housing.	Not completed at this time.
RMA	5.22	Current Practice	Allow multi-family residential projects or mixed-use developments in commercial zone districts in the Urban Development Boundaries of unincorporated communities where it can be shown that other General Plan Goals such as the provision of affordable housing are achieved.	Allowable under current Zoning Ordinance.

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Responsible Division	Policy	Time Frame	Description	Project Status
RMA Continuum of Care HHSA	6.11	Current Practice	Identify and quantify the need for group quarters housing for special needs groups.	The County will be investigating the purchase of tax sale properties to be used in providing transitional and permanent housing in the unincorporated areas. Staff continues to work with the CoC to determine the feasibility of additional projects. The CoC is also seeking to become a Designated Local Board (DLB) for the Emergency Housing and Assistance Program (EHAP) in order to develop local capital development priorities and continues to advise HCD on the relative merits of applications.
RMA	6.22	Fiscal Year 2005-06	Review the Zoning Ordinance to determine whether existing regulations place unnecessary constraints on the development of convalescent homes and other continuous care facilities, with emphasis on the need for an administrative special use permit.	Not completed at this time.
RMA TCAG Board of Realtors	8.52	Current Practice	Produce periodic housing reports, which identify community needs and provide information on housing starts, sales prices and other housing activity.	N/A
RMA	9.13	Current Practice	Promote energy conservation by providing information about utility company weatherization programs to County Housing program managers, applicants and participants.	Continuous
RMA TCRA Housing Authority Non-Profit Housing	10.22	Current Practice	Continue the use of long-term housing affordability covenants to preserve housing affordability for projects.	RMA and TCRA staff has requested County Counsel to review Deed of Trust and affordability covenants associated with the housing rehabilitation, first-

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Responsible Division	Policy	Time Frame	Description	Project Status
Board of Supervisors RMA	10.31	FY 03/04	Continue efforts to amend the Zoning and Subdivision Ordinances to allow higher densities, zero lot line developments and other, more flexible, zoning provisions such as the administrative approval of second units required by AB 1866 (2002).	time homebuyer, and infill new construction programs. The County currently adopted a second unit ordinance as required by state law on February 25, 2004.
RMA TCRA CD&R	10.44	Current Practice	Encourage County staff to attend training offered by HCD, the California Redevelopment Association, and others to increase their understanding of housing issues.	CD&R attends trainings offered by HCD for CDBG, HOME, CalHome, WFH, the California Redevelopment Association, and other trainings annually.
Board of Supervisors RMA Non- Profits School Districts	10.51	Current Practice	Work with school districts to pursue financial measures consistent with State law, which balance costs between new and existing residents, and to consider all other alternatives prior to imposing or increasing school impact fees.	N/A
RMA Non-Profit Organizations School Districts	10.52	Current Practice	Investigate methods to reduce, provide for extended payment periods, and/or subsidize school impact fees for very-low income households.	N/A
Board of Supervisors RMA	12.21	Current Practice	Utilize benefit assessment districts, County Service Areas, and other similar entities to maintain privately developed public facilities in new subdivisions in unincorporated communities.	The Board of Supervisors recently approved an ordinance requiring assessment districts to be formed in development of new subdivisions proposed after August 2005.
Board of Supervisors RMA	12.23	Current Practice	Through the County Service Area, issue 1911 and 1915 Act bonds and utilize 1913 Act assessments for improvements in unincorporated communities provided that voters approve one assessment, as	The Board of Supervisors increased the utility rates in all the CSAs in 2005.

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Responsible Division	Policy	Time Frame	Description	Project Status
RMA	12.31	Current Practice	Identify target areas for public infrastructure assistance, through community needs assessments, housing condition surveys, redevelopment implementation plans and amendments, community plans and other relevant information.	See the notes for CD&R/TCRA on Policy 12.51 for a list of planned infrastructure studies and projects.
RMA HHSA	12.52	Current Practice through Community Plans and rezoning	Review non-compliance issues through technical assistance with public facilities for inconsistencies with public health and safety standards.	N/A
RMA TCRA	12.61	Current Practice	In redevelopment areas, use Redevelopment Agency funds to leverage other funds and resources as a means to subsidize public improvements.	Continuous. TCRA funds subsidize 2006 CDBG General Allocation funds for remediation of domestic water well in Richgrove, water connections in Plainview and construction of a water distribution system in Tooleville. TCRA leveraged funds for CMAQ Grants for the storm water drainage project in Richgrove, and for future storm water drainage projects in Earlimart and Poplar-Cotton Center.
RMA TCRA	12.71	Current Practice	Coordinate community development and capital improvement programs through designation of target areas.	TCRA current redevelopment project areas include Cutler-Orosi, Earlimart, Goshen, Ivanhoe, Pixley, Poplar-Cotton Center, Richgrove and Traver. TCRA is in final stages of establishing Tipton as a new redevelopment project area and is in the process of establishing new redevelopment project areas in the

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Responsible Division	Policy	Time Frame	Description	Project Status
				communities of Strathmore and Terra Bella-Ducor. These designations allow the County to coordinate and target efforts on improving these communities.
RMA HHSA Fire Department Non-Profit Org.	12.81	Current Practice	Examine and, where appropriate, update improvement standards to distinguish between different types of improvements, based upon purpose and function.	N/A
Board of Supervisors RMA	12.91	When new fees are considered	For new improvements which serve both new and existing residents, and over which the County has fee-setting authority, balance new charges and assessments between new and existing residents.	N/A
RMA	13.11	Current Practice	Research designs, including smart growth concepts, which promote safety and security, and incorporate these approaches into County standards and review practices.	N/A
Housing Authority RMA Non-Profit Organizations	14.32	Twice a Year	Encourage State and Federal funding for farmworker housing; actively seek funding for projects of this type and coordinate with farming advocates to encourage more private development of farm labor housing.	N/A
RMA	14.34	Twice a Year	Work with farmers to encourage more private development of farm labor housing.	Not completed at this time.
RMA	16.12	2005	Research feasibility of adopting a reasonable accommodation ordinance, to include but not be limited to wheel chair ramps, writing specific exceptions into the ordinance. Until such time as the analysis is complete, require the use of an ADA compliance checklist to be developed as part of the Site Plan Review Committee process for housing projects, use Section 15 page 29 (L) General	Reasonable accommodation ordinance not completed at this time. CD&R is required to make reasonable accommodations and have housing rehabilitation projects be ADA compliant where necessary to accommodate program participants.

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Responsible Division	Policy	Time Frame	Description	Project Status
			Exceptions, and Zoning variances with fees waived at the discretion of the Planning Director to comply with reasonable accommodation for disabled persons, their family and friends.	

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Building Division and Permit Center

Responsible Division	Policy	Time Frame	Description	Project Status
Building Division	1.61	Committee by 2004	<p>Seek advice through a Construction Advisory Committee from private and public sector advocates such as local agencies, non-profit organizations, contractors and developers, to review County, zoning ordinance, development standards, permit processing and make suggestions for streamlining. In performing this task, the RMA will:</p> <ul style="list-style-type: none"> ▪ Compare County permit processing costs and time required to issue such permits with other San Joaquin Valley Counties and the cities in the County ▪ Seek technical assistance from the State Office of Permit Assistance ▪ Review the list of ministerial and discretionary projects to determine whether more residential projects could be handled at an administrative level ▪ Consider using such techniques as tiering off community plans EIRs, addendum environmental studies and program EIRs to streamline residential project approvals ▪ Meet with the Construction Advisory Committee to review recommendations bi-annually ▪ Schedule a public hearing with the Board of Supervisors to review and approve changes to the procedures and fees ▪ Process the requisite zoning ordinance and 	No Construction Advisory Committee has been created at this time. However, an ad hoc group has assisted staff in reviewing standards.

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Responsible Division	Policy	Time Frame	Description	Project Status
Building Division	1.61	Zoning Changes by 2006	amendments and revised permit processing procedures by 2006 Same as above	Not completed at this time.
Building Division	8.21	FY 05/06	Establish a procedure to make a distinction between permits for non-substantial and substantial rehabilitation of housing units to enable a more accurate assessment of housing condition	Not completed at this time.
Building Division	8.31	Current Practice	The RMA Building Division should keep track of demolitions using the automated permit process.	The County currently keeps track of demolitions through an automated permit process.
TCAG Building Division	8.41	Current Practice	Establish arrangements with incorporated cities in Tulare County to obtain, on a regular basis, either weekly or monthly summaries of the following types of building permits, by date, street address and census tract to enable tabulation of the change in housing units on a countywide basis: <ul style="list-style-type: none"> ▪ Housing unit construction ▪ Housing unit demolition or removal ▪ Housing unit relocation, including address of previous location ▪ Housing units lost by fire 	N/A
Building Division	8.51	Current Practice	Prepare a monthly summary of residential building permits which would include, by street address, census tract, nearest community, and, where multiple units are concerned, both the number of structures and the number of units in each structure, the following types of permits: <ul style="list-style-type: none"> ▪ New construction of single family units ▪ New construction of multiple family units ▪ Mobile homes installations 	N/A

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Responsible Division	Policy	Time Frame	Description	Project Status
Building Division	9.11	Current Practice	<ul style="list-style-type: none"> ▪ Mobile home removals ▪ Demolition of single family units ▪ Demolition of multiple family units ▪ Relocated units, including address of previous locations ▪ Rehabilitation of single and multiple family units ▪ Redevelopment area summaries <p>Enforce and streamline implementation of the State Residential Energy Standards.</p>	Energy Efficiency Standards for Residential and Non-Residential properties (Title 24) were updated in 2005 and are required for building permits in the County. CD&R has added Energy Performance Standards to all housing program procurement documents and guidelines. Additional research is being conducted to determine the financial impact of adding "Green Building Standards" to the housing programs. This would include Leadership in Energy and Environmental Design (LEED) Green Building Rating System, as well as, other standards. LEED is a rating system that promotes the design and construction of high-performance green homes. A green home uses less energy, water and natural resources; and creates less waste.
Permits Center Building Division	10.41	Current Practice	Make developers, builders and the public aware of housing issues or changes in housing law, which have been made or are under consideration and increase the County's public relations efforts.	N/A
Permits Center Building Division	10.42	Current Practice	Preparation of annual reports, which enumerate new ordinances and policy and standard revisions undertaken during the previous year and review of accomplishments.	N/A

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Responsible Division	Policy	Time Frame	Description	Project Status
Building Division Permit Center	10.62	2006	Develop informational brochures in English and Spanish with diagrams to promote better understanding of County development standards.	No
Project Review Building Division	12.42	Current Practice	Encourage utilization of benefit assessment districts, the County Service Areas, or other similar entities for maintenance of new community facilities, and utilization of homeowners associations for appropriate maintenance responsibilities such as security, landscaping, recreation and common area maintenance.	N/A
RMA HHSA Fire Department Non-Profit Organizations	12.81	Current Practice	Examine and, where appropriate, update improvement standards to distinguish between different types of improvements, based upon purpose and function.	N/A

**Non-County
Housing Authority, Non-Profits, Private Developers, Realtors, Continuum of Care and School Districts**

Responsible Division	Policy	Time Frame	Description	Project Status
Board of Supervisors RMA Private Developers Housing Authority	1.71 2.23	Annual Assessment 2008	Continue to issue home mortgage revenue bonds when feasible, and investigate the feasibility of issuing bonds for multiple family rental housing. Rehabilitate 105 renter housing units receiving low-rent public housing subsidies through a Comprehensive Grant program (HUD). The County Housing Authority will administer the grant.	This program is still available to the Board of Supervisors, when feasible The Housing Authority is continually applying for funds and rehabilitating its facilities. In 2004, the Housing Authority rehabilitated a 74-unit facility in Visalia; which included community fencing, re-roofing, landscaping, installing porches, and repairing asphalt and concrete driveways.
Housing Authority Non-Profit Housing	3.21	Current Practice	Continue existing education and training programs, which include home maintenance and budgeting, for first-time homebuyers, for tenants of federally assisted housing and for low income homeowners who are	Housing Authority regularly conducts a Moving to Work workshops for its clients in order to prepare them for their imminent move. Self-Help Enterprises also conducts

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Responsible Division	Policy	Time Frame	Description	Project Status
			assisted with County housing funds	homebuyer workshops for its clients who are purchasing homes.
RMA Housing Authority	4.11	Current County Practice	Continue Housing Authority practice giving displaced individuals priority in its public housing activities.	N/A
RMA Non-Profit Groups Housing Authority	4.12	Current Practice	Target demolition efforts to areas with new affordable housing when it is scheduled to be constructed.	N/A
RMA Continuum of Care HHSA	6.11	Current Practice	Identify and quantify the need for group quarters housing for special needs groups.	The Kings/Tulare Continuum of Care conducted a survey in 2003 to identify the need for group quarters housing. In 2007, the Continuum conducted a survey to measure the local capacity of group quarters providers.
HHSA RMA Code Enforcement Housing Authority Non-Profit Housing	6.21	Annually	Cooperate to expand new housing opportunities through on-going discussion with housing providers.	Continuous
RMA TCAG Board of Realtors	8.52	Current Practice	Produce periodic housing reports, which identify community needs and provide information on housing starts, sales prices and other housing activity.	The Board of Realtors publishes current information in newspapers and on its website www.car.org
CD&R Housing Authority	10.11	Current Practice	Identify target areas for public housing assistance, based on a countywide needs assessment, housing condition surveys, and other relevant information.	N/A
RMA Housing Authority Non-Profit Housing	10.22	Current Practice	Continue the use of long-term housing affordability covenants to preserve housing affordability for projects.	N/A
Board of Supervisors RMA Non-Profits School Districts	10.51	Current Practice	Work with school districts to pursue financial measures consistent with State law, which balance costs between new and existing residents, and to consider all other alternatives prior to imposing or increasing school impact fees.	N/A
RMA Non-Profit	10.52	Current Practice	Investigate methods to reduce, provide for extended payment periods, and/or subsidize school impact fees	N/A

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Responsible Division	Policy	Time Frame	Description	Project Status
Organizations School Districts			for very-low income households.	
CD&R Housing Authority Non-Profit Organizations	11.12	Current Practice	Prominently display fair housing posters in offices of County government, housing program managers, rental projects, and at project sites.	Fair Housing posters are prominently displayed. The County adopts a resolution annually declaring the month of April as Fair Housing Month.
CD & R Housing Authority Non-Profit Organizations	11.13	Current Practice	Display fair housing logos on all marketing materials, specifically Section 504 of the Rehabilitation Act of 1973, and ensure efficient communication with disabled housing applicants.	Fair Housing logos are prominently displayed. The County adopts a resolution annually declaring the month of April as Fair Housing Month.
CD & R Housing Authority Non-Profit Organizations HHSA	11.14	Current Practice	Include equal employment opportunity language in employment advertisements, construction bid solicitations and requests for proposal.	Equal Employment Opportunity language is included. Continue to have CD&R provide affirmative, fair housing information to the public through the County website, advertisements, procurement RFP processes, brochures (in English and Spanish), and through community presentations.
RMA HHSA Fire Department Non-Profit Organizations	12.81	Current Practice	Examine and, where appropriate, update improvement standards to distinguish between different types of improvements, based upon purpose and function.	N/A
Housing Authority Non-Profit Organizations CD&R	14.11	Current Practice	Apply for farmworker housing grants for sites in the Tulare County unincorporated area.	Housing Authority applying for JSJF WHG Multi-family Housing Program.
CD&R Housing Authority Non-Profit Organizations	15.11	Current Practice	Participate in the Continuum of Care Housing Program.	
CD&R Housing Authority Non-Profit Organizations	15.12	Current Practice	Identify locations within the County where transitional shelters and other homeless facilities are needed.	N/A

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Responsible Division	Policy	Time Frame	Description	Project Status
Organizations				

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County Officials and Management

Responsible Division	Policy	Time Frame	Description	Project Status
Planning Director	1.31	Periodically at the discretion of the Director through 07/08	Utilize an informal public/private sector committee (at the discretion of the Director) to meet periodically to review housing needs and opportunities.	Not completed at this time.
Board of Supervisors RMA Private Developers	1.71	Annual Assessment	Continue to issue home mortgage revenue bonds when feasible, and investigate the feasibility of issuing bonds for multiple family rental housing.	This program is still being used by the County, when feasible
Board of Supervisors RMA	2.13	Current County Practice	Reduce, subsidize or waive building permit fees for the rehabilitation of deteriorated housing units, which are assisted with, grant funds such as Community Development Block Grants and Redevelopment's Home Programs.	The County continues to waive building permit fees for affordable housing projects. The County waived \$8,000 in permit fees for 2006 HOME, \$12,000 for 2007 HOME and \$7,000 for the 2007 CalHome program. The County proposes to waive additional fees in the 2008 CDBG, HOME and CalHome applications.
Board of Supervisors Planning Commission	5.21	Current Practice	Approve subdivisions and divisions of land for housing development when such proposals are consistent with adopted plans.	N/A
Board of Supervisors RMA	10.31	FY 03/04	Continue efforts to amend the Zoning and Subdivision Ordinances to allow higher densities, zero lot line developments and other, more flexible, zoning provisions such as the administrative approval of second units required by AB 1866 (2002).	The Administrative Draft of the Density Bonus Ordinance is complete and is to be presented to the Planning Commission by the end of the year. A second unit ordinance was adopted according to State Law in February of 2004.
Board of Supervisors Countywide Planning	10.32	FY 03/04	Implement the Density Bonus Ordinance consistent with State Density Bonus Law.	The Administrative Draft of the Density Bonus Ordinance is complete and is to be presented to the Planning Commission by the end of the year.
Board of Supervisors RMA	10.51	Current Practice	Work with school districts to pursue financial measures consistent with State law, which balance costs between	N/A

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Responsible Division	Policy	Time Frame	Description	Project Status
Non- Profits School Districts			new and existing residents, and to consider all other alternatives prior to imposing or increasing school impact fees.	
Board of Supervisors RMA	12.21	Current Practice	Utilize benefit assessment districts, County Service Areas, and other similar entities to maintain privately developed public facilities in new subdivisions in unincorporated communities.	N/A
Board of Supervisors CD&R	12.22	Current Practice	Utilize benefit assessment districts and/or the County Service Area as a vehicle to maintain new public facilities in unincorporated communities.	
Board of Supervisors RMA	12.23	Current Practice	Through the County Service Area, issue 1911 and 1915 Act bonds and utilize 1913 Act assessments for improvements in unincorporated communities provided that voters approve one assessment, as required under Proposition 118.	N/A
Board of Supervisors RMA	12.91	When new fees are considered	For new improvements which serve both new and existing residents, and over which the County has fee-setting authority, balance new charges and assessments between new and existing residents.	N/A
Zoning Administrator	16.13	Current Practice	Should any constraints become known to the County, the County working through the Zoning Administrator, will contact the "Center for Independent Living" the "Kings and Tulare Area Agency on Aging" or other ADA provider to work through these constraints.	N/A

TCAG, Parks, & Property Management

Responsible Division	Policy	Time Frame	Description	Project Status
TCAG Countywide	1.41	Current County Practice	Develop a uniform tracking system of all categories of new housing units (low income, very low income, and special needs) in cooperation with other interested agencies such as the Building Industry Association, the Tulare County Association of Governments (TCAG),	The County uses an automated permits processing system.

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Responsible Division	Policy	Time Frame	Description	Project Status
TCAG Countywide Planning	5.43	Every Five Years	Review and revise, where appropriate, the urban boundaries of unincorporated communities to accommodate housing sites.	N/A
TCAG Building Division	8.41	Current Practice	Establish arrangements with incorporated cities in Tulare County to obtain, on a regular basis, either weekly or monthly summaries of the following types of building permits, by date, street address and census tract to enable tabulation of the change in housing units on a countywide basis: <ul style="list-style-type: none"> ▪ Housing unit construction ▪ Housing unit demolition or removal ▪ Housing unit relocation, including address of previous location ▪ Housing units lost by fire 	N/A
RMA TCAG Board of Realtors	8.52	Current Practice	Produce periodic housing reports, which identify community needs and provide information on housing starts, sales prices and other housing activity.	N/A
RMA: Property Management	10.21	Current Practice	In compliance with Government Code Section 54220, when land is purchased by the County in conjunction with installation of new public facilities, make any excess land available for sale by housing agencies to accommodate affordable housing including mixed-use and infill housing developments.	N/A
Parks Division CD&R	13.41	Current Practice	Actively seek Federal, State, and private foundation grant funds for park and recreation facilities in unincorporated areas. including dual-use storm drainage ponding basins/ recreation parks.	

Code Enforcement Division

Responsible Division	Policy	Time Frame	Description	Project Status
Code Enforcement Division	3.14	Current Practice	Administer and enforce the Employee Housing Act, assuring that identified employee housing facilities are	N/A

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Responsible Division	Policy	Time Frame	Description	Project Status
HHS			inspected annually and repairs made as necessary.	
Code Enforcement Housing Authority Non-Profit Housing	6.21	Annually	Cooperate to expand new housing opportunities through on-going discussion with housing providers.	N/A
Code Enforcement	14.21	2006	Identify and quantify the need for group quarters housing for farmworkers as part of the employee housing program, which is used to ensure that persons living in County-operated employee housing facilities are provided with a living environment that complies with the state of California health and Safety Requirements. Informational brochures about the program are provided at the permit counter.	
Code Enforcement Project Review	14.31	Current Practice	Continue to address standard farmworker housing, through the administration and enforcement of the Employee Housing Act Program.	N/A

Project Review Division

Responsible Division	Policy	Time Frame	Description	Project Status
Project Review	5.31	Current Practice	Implement the Animal Confinement Facilities Plan, which prohibits potentially incompatible agricultural uses (e.g., feedlots or dairies) near concentrations of dwelling units.	N/A
Project Review	5.42	Current County Practice	Streamline environmental assessments on individual housing projects by tiering off community plan EIRs.	N/A
Project Review	5.51	2005-06	Streamline the Site Plan review process by implementing a ministerial review process for minor projects or projects with less than 10 housing units.	
Project Review	7.11	Current Practice	Incorporate information regarding trip generation and distribution into staff reports or environmental assessments for new or expanded industrial development.	N/A

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Responsible Division	Policy	Time Frame	Description	Project Status
Project Review	9.12	Current Practice	Enforce the provisions of the Subdivision Map Act regulating energy-efficient subdivision design.	N/A
Project Review	10.43	Current Practice	Include a more detailed analysis of housing issues and likely results of ordinance amendments in RMA staff reports.	N/A
Project Review Countywide Planning	10.61	Current Practice with the first round of proposed changes in FY 03/04	Establish written standards for administrative use permits in order to reduce the number of discretionary permits.	Some standards have been adopted such as the Second Unit Ordinance or are in the draft stage such as the Density Bonus Ordinance.
Project Review Building Division	12.42	Current Practice	Encourage utilization of benefit assessment districts, the County Service Areas, or other similar entities for maintenance of new community facilities, and utilization of homeowners associations for appropriate maintenance responsibilities such as security, landscaping, recreation and common area maintenance.	N/A
Project Review	13.31	Current Practice	Implement the provisions of the California Environmental Quality Act and the Noise Element of the Tulare County General Plan, with regard to new residential development.	N/A
Code Enforcement Project Review	14.31	Current Practice	Continue to address substandard farmworker housing, through the administration and enforcement of the Employee Housing Act Program.	N/A
Project Review	14.41	FY 06/07 or after GP 2025	Review the Zoning Ordinance and existing zoning and amend to assure that adequate provisions are made for farm related housing opportunities in agricultural areas.	No

HHSA

Responsible Division	Policy	Time Frame	Description	Project Status
RMA Continuum of Care HHSA	6.11	Current Practice	Identify and quantify the need for group quarters housing for special needs groups.	N/A

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Responsible Division	Policy	Time Frame	Description	Project Status
HHSA Code Enforcement Housing Authority Non-Profit Housing	6.21	Annually	Cooperate to expand new housing opportunities through on-going discussion with housing providers.	N/A
CD&R Housing Authority Non-Profit Hsg HHSA	11.14	Current Practice	Include equal employment opportunity language in employment advertisements, construction bid solicitations and requests for proposal.	Appropriate language is included.
CD&R HHSA	12.11	Annually	Meet with Federal and State officials and local service providers on a regular basis to review grant program status and to advocate higher placement on priority funding lists for Tulare County Communities.	N/A
HHSA: Environmental Health	12.41	Current Practice	Where community sewer systems are not available, regulate and monitor installation of septic systems to assure public health and safety.	N/A
RMA HHSA	12.52	Current Practice through Community Plans and rezoning	Review non-compliance issues through technical assistance with public facilities for inconsistencies with public health and safety standards.	N/A
RMA HHSA Fire Department Non-Profit Organizations HHSA	12.81	Current Practice	Examine and, where appropriate, update improvement standards to distinguish between different types of improvements, based upon purpose and function.	N/A
HHSA	13.21	Current Practice	Inspect residential lots and cite property owners in violation of health standards on a systematic basis.	N/A
HHSA	16.11	FY 06/07	Research the special housing needs of populations in the County such as teenage parents and their children, persons with chronic diseases, people with physical or mental disabilities, etc.	Not Completed at this time.